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Indicative Selling Price

\$310,000 - \$340,000

Median House Price

June quarter 2017: \$440,000

**Rooms:****Property Type:** BV**Land Size:** 633 sqm approx

Agent Comments

Comparable Properties

**68 Jedda St BELL POST HILL 3215 (RE/VG)**

Agent Comments

**Price:** \$350,500**Method:** Auction Sale**Date:** 04/03/2017**Rooms:** 3**Property Type:** House (Res)**Land Size:** 650 sqm approx**25 Darriwill St BELL POST HILL 3215 (VG)**

Agent Comments

**Price:** \$335,000**Method:** Sale**Date:** 09/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 624 sqm approx**62 Anakie Rd BELL PARK 3215 (VG)**

Agent Comments

**Price:** \$310,000**Method:** Sale**Date:** 09/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 653 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 71 Neil Street, Bell Post Hill Vic 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$310,000 & \$340,000

Median sale price

Median price \$440,000

House X

Suburb Bell Post Hill

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
68 Jedda St BELL POST HILL 3215	\$350,500	04/03/2017
25 Darriwill St BELL POST HILL 3215	\$335,000	09/02/2017
62 Anakie Rd BELL PARK 3215	\$310,000	09/02/2017